

161.0

0001

0008.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,147,900 / 1,147,900

USE VALUE: 1,147,900 / 1,147,900

ASSESSED: 1,147,900 / 1,147,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		PROSPECT AVE, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	OLLAND STEPHANE	
Owner 2:	OLLAND ANDREA	
Owner 3:		

Street 1:	31 PROSPECT AVE
Street 2:	

Twn/Cty:	ARLINGTON
St/Prov:	MA
Postal:	02476
Cntry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER	
Owner 1:	RAUSCHER JEAN M -
Owner 2:	RAUSCHER SYLVIE M -

Twn/Cty:	ARLINGTON
St/Prov:	MA
Postal:	02476
Cntry:	
Own Occ:	
Type:	

NARRATIVE DESCRIPTION	
This parcel contains 10,579 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1960, having primarily Clapboard Exterior and 2468 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 9 Rooms, and 4 Bdrms.	

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10579		Sq. Ft.	Site		0	70.	0.70	8									516,157						516,200	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		10579.000	631,700		516,200	1,147,900			107235
									GIS Ref
									GIS Ref
									Insp Date
									06/30/18

PREVIOUS ASSESSMENT		Parcel ID		161.0-0001-0008.A	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size
2020	101	FV	631,600	0	10,579.
2019	101	FV	484,600	0	10,579.
2018	101	FV	494,900	0	10,579.
2017	101	FV	494,900	0	10,579.
2016	101	FV	494,900	0	10,579.
2015	101	FV	475,200	0	10,579.
2014	101	FV	475,200	0	10,579.
2013	101	FV	475,200	0	10,579.

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
RAUSCHER JEAN M	1273-136		8/29/2003		750,000
COSTELLO JOSEPH	1174-101		7/18/1997		349,000

BUILDING PERMITS		ACTIVITY INFORMATION	
Date	Number	Descrip	Comment
12/17/2019	2035	Re-Roof	
5/30/2019	745	New Wind	
6/22/2017	722	Redo Bat	
11/28/2012	1558	Redo Bat	
6/16/2011	593	Manual	
12/20/2004	1198	Manual	replacement slider
3/29/1999	148	Redo Bat	REMODEL BATH
2/22/1998	95	Redo Kit	REMODEL KITCHEN
9/21/1994	497		ADD TO 2ND FLOOR
5/27/1993	211		14X16 WDK

Date	Result	By	Name
6/30/2018	Inspected	BS	Barbara S
6/6/2018	MEAS&NOTICE	BS	Barbara S
7/22/2014	External Ins	PC	PHIL C
4/12/2013	Info Fm Prmt	MM	Mary M
4/3/2009	Inspected	163	PATRIOT
3/25/2009	Missed Appt.	189	PATRIOT
12/31/2008	Measured	336	PATRIOT
11/7/2005	Fieldrev-Chg	BR	B Rossignol
2/14/2004	MLS	HC	Helen Chinal

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type: 6 - Colonial	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Very Good	A Bath: 1	Rating:	3/4 Bath: 1	Rating: Very Good	A 3QBth: 1	Rating: Very Good	1/2 Bath: 1	Rating:	A HBth: 1	Rating:	OthrFix: 1	Rating:										
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 2 - Clapboard	Sec Wall: %	Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GREEN	View / Desir:	Kits: 1	Rating: Very Good	A Kits: 1	Rating:	Fpl: 1	Rating: Average	WSFlue: 1	Rating:												
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID																			
Grade: B - Good	Year Blt: 1960	Eff Yr Blt:	Alt LUC:	Location:	Total Units:	Floor:	% Own:	1st Res Grid	Desc: Line 1	# Units: 1	Level	FY LR DR D K FR RR BR FB HB L O															
Alt %:	Jurisdct: G12	Fact: .	Const Mod:				Name:	Other			Upper																
Lump Sum Adj:								Lvl 2			Lvl 1																
INTERIOR INFORMATION				DEPRECIATION				Lower			Totals	RMS: 9	BRs: 4	Baths: 1	HB												
Avg Ht/FL: STD	Prim Int Wall: 1 - Drywall	Sec Int Wall: %	Partition: T - Typical	Phys Cond: VG - Very Good	4.6 %	Functional:	Economic:	Kitchen: 1998	Baths: 1999	Plumbing:	Electric:	Heating:	General:	Exterior:	No Unit	RMS	BRs	FL									
Prim Floors: 3 - Hardwood	Sec Floors: 4 - Carpet	Total: 25 %	Override:			Special:								Interior:	1	9	4	M									
Bsmnt Flr: 4 - Carpet	Subfloor:			Basic \$ / SQ: 125.00	Size Adj.: 1.14668870	Const Adj.: 1.00749993	Adj \$ / SQ: 144.411	Other Features: 109500	Grade Factor: 1.33	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val	Totals	1	9	4									
Bsmnt Gar:	Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S	LUC Factor: 1.00	Adj Total: 662177	Depreciation: 30460	Depreciated Total: 631717	Juris. Factor: 1.00	Before Depr: 192.07	Special Features: 0	Final Total: 631700	Val/Su Net: 158.68	Val/Su SzAd: 298.82														
Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W	# Heat Sys: 1	% Heated: 100	% AC: %	Solar HW: NO	Central Vac: NO	% Com Wall: % Sprinkled: %																				
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL						
SPEC FEATURES/YARD ITEMS									Rate	Parcel ID	Typ	Date	Sale Price		Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
More: N				Total Yard Items:				Total Special Features:				Total:				PARCEL ID 161.0-0001-0008.A				IMAGE				AssessPro Patriot Properties, Inc			